

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Langwarrin Crescent, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$735,000

&

\$750,000

Median sale price

Median price

\$872,000

Property Type

House

Suburb

Langwarrin

Period - From

01/07/2024

to

30/06/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	31 Panoramic Dr LANGWARRIN 3910	\$735,250	15/07/2025
2	63 Jarman Dr LANGWARRIN 3910	\$791,000	31/05/2025
3	76 Southgateway LANGWARRIN 3910	\$790,000	12/04/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/10/2025 13:53



 3  1  1

Rooms: 4

Property Type: House (Res)

Land Size: 671 sqm approx

Agent Comments

Indicative Selling Price

\$735,000 - \$750,000

Median House Price

Year ending June 2025: \$872,000

Comparable Properties



31 Panoramic Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

 3  2  2

Price: \$735,250

Method: Private Sale

Date: 15/07/2025

Property Type: House

Land Size: 285 sqm approx



63 Jarman Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

 3  2  2

Price: \$791,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 570 sqm approx



76 Southgateway LANGWARRIN 3910 (REI/VG)

Agent Comments

 3  2  2

Price: \$790,000

Method: Private Sale

Date: 12/04/2025

Property Type: House

Land Size: 650 sqm approx

Account - Fosterfroling Real Estate | P: 03 9781 3366